

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
SEPTEMBER 27, 2017 7:00 PM
CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** August 23, 2017
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA:** September 27, 2017

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

- IX-1 STEPPING STONE DAYCARE ADDITION AND PERMIT AMENDMENT – 1362 S. Main Street – P-SD17-0004 & P-UA17-0005:** A request for a Site Development Permit and Conditional Use Permit Amendment to add 1,817 square feet to an existing building to construct two new classrooms, restripe the existing parking lot, and increase the capacity of an existing child care facility from 40 students to 88 students. The project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Project Planner: Lillian Hua, 408-586-3073, lhua@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-025 approving Site Development Permit No. P-SD17-0004 and Conditional Use Permit Amendment No. P-UA17-0005, subject to the attached Conditions of Approval.

- IX-2 SENIOR LIFESTYLES PARCEL MAP – 1504-1620 S. Main Street – P-PM17-0002:** A request for a Parcel Map for the construction of Phase 1 of a senior assisted living facility of 199 rental units (including 10 very low-income units) and associated site improvements on 5.95 acres lot. The project is exempt from further CEQA review pursuant to Section 15182 (Residential Project Pursuant to a Specific Plan) of the CEQA Guidelines in that a

Program Environmental Impact Report (“EIR”) was prepared and certified (SCH#2000092027) on March 19, 2002. The EIR assumed development of this property for residential uses similar to the proposed project. Project Planner: Michael Fossati, 408-586-3274, mfossati@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-022 approving Parcel Map P-PM17-0002.

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government’s duty is to serve the public, reaching its decisions in full view of the public.

Commissions, boards, councils and other agencies of the City exist to conduct the people’s business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people’s review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney’s office at Milpitas City Hall 455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City’s website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
